

June 28<sup>th</sup>, 2011

Peter Kahn, Director of Development  
Real Estate Department  
Costco Wholesale  
999 Lake Drive  
Issaquah, WA 98027

**SUBJECT: Costco Parking Structure, BLD10-00314,  
Building Permit Key Dates/Requirements and Remaining Plan Review  
Comments**

Dear Mr. Kahn:

Per your request, this letter has been issued to address Building permit key dates and remaining plan review comments regarding the Costco Parking Structure that must be completed prior to the Pre-construction Meeting with the City of Issaquah.

The Building and Public Works permits for the Costco Parking Structure are ready to issue upon payment of \$304,374.62 for the remaining fees due (\$174,488.75 of which is the building permit fee only). The following key dates and requirements are of importance to this project but remain subject to change and/or interpretation upon review by the Building Official:

1. Remaining fees are outlined in the attached letter dated April 28, 2011 from the Building Department.
2. Per *Issaquah Municipal Code (IMC) 16.04.010, Section 105.3.3, Time Limitations of Application*, a building permit application shall expire by limitation if no permit is issued within 18 months of permit application. The date of application for BLD10-00314 was July 28<sup>th</sup>, 2010. To avoid expiration of the application, the Building permit must be issued by January 28, 2012.
3. In accordance with *IMC 16.04.010, Section 105.5, Expiration*, "Every permit shall expire 2 years from the date of issuance."
4. If the project has not been started, or has not been completed, within the initial 2 year construction time period, the Building permit may be renewed within 180 days after the expiration date in accordance with *IMC 16.04.010, Section 105.5, Expiration*. The renewal fee would be half of the original Building permit fee as noted in *IMC 16.04.010 section 109.2, Item (D), #18*. As mentioned above, the Building permit fee is \$174,488.75, therefore, the renewal fee would be \$87,244.38 and would extend the permit for one (1) additional year, calculated from the original permit expiration date. No permit shall be renewed more than once. At the end of the renewal period, the project would need to be completed and Certificate of Occupancy issued by the City or a new application and permit issued.

5. If the project is not completed within the one year renewal period, the permit cannot be renewed. If the project is not completed within this time frame, a new permit application will need to be submitted, reviewed, and approved before it can be issued. **A new application will need to be in compliance with new codes in effect at the time of the new application.**

Once the Building permit is issued, but before construction will be allowed to commence, the City will require a Pre-construction Meeting. Prior to the Pre-construction Meeting, the following plan review comments must be addressed to the satisfaction of the Planning Department:

1. Prior to initiation of any construction activities, the applicant shall update the Temporary Parking Management Plan which shall include the number of vehicles parking off-site, schedule for shuttle vehicles, number of employees telecommuting, and any written agreements with private landowners that are necessary to reserve and utilize excess parking or unused lots.
2. The applicant shall mitigate for potential impacts to views from the Pickering trail toward the proposed parking garage by planting native specimen trees along the existing parking facility boundary on the east. Specimen trees shall be a minimum of 8 feet in height. Trees shall be installed prior to initiation of any construction activities. The health and condition of these trees shall be monitored and maintained – with any mortality accommodated with re-planting – throughout the 5-year monitoring/maintenance period for on-site critical areas and buffers.
3. Prior to initiation of any construction activities, the applicant shall conduct a test to record strength, coverage area, and clarity of the City's AM Emergency Radio System; two copies of the report shall be delivered to the City's Planning Department. After construction is complete and prior to a Certificate of Occupancy being issued, the applicant shall complete a second test of the radio system and shall deliver two copies of the report to the City's Planning Department. In the event that there is any degradation to the City's system, the applicant will provide the mitigation required prior to the issuance of the Certificate of Occupancy.

Please note that all conditions of approval associated with the approval of the Costco Parking Structure are still valid. Those listed above must be completed prior to start of construction. If you have any questions please feel free to contact me at 425-837-3105.

Sincerely,

ISSAQUAH BUILDING DEPARTMENT

*Sandy Wirth for*

John Minato, Director of Building

Attachments: Fee Letter dtd. April 28<sup>th</sup>, 2011

cc: Mark Pywell, Senior Planner  
Sandy Wirth, Permit & Licensing Supervisor  
Shay Weer, Building Inspector Supervisor  
Marilyn Macias, Permit Technician  
File: BLD10-00314

JM/MM/sw



BUILDING DEPARTMENT PERMIT CENTER  
P O Box 1307, Issaquah, WA 98027-1307

April 28, 2011

MulvannyG2 Architecture  
Attn: Geir L. Mjelde  
1110 112<sup>th</sup> AVE NE Ste 500  
Bellevue, WA 98004

Re: Costco Garage – BLD10-00314 – PUB10-00180  
Building Permit Fees & Public Works Permit Fees  
Issaquah, Washington

Dear Geir:

The total fees for the above permits are \$304,374.62. I have attached the fee sheets for the Building Permit (BLD10-00314) and the Public Works Permit (PUB10-00180). Please make check payable to the City of Issaquah.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Marilyn Macias".

Marilyn Macias  
Permit Technician  
City of Issaquah  
425-837-3116  
marilynm@ci.issaquah.wa.us



*The City of Issaquah*  
1775 12th Ave. NW / P.O. Box 1307  
Issaquah, WA 98027-1307  
Phone: (425) 837-3100  
Fax: (425) 837-3109

APPLICANT: MULVANNY G2  
1050 LAKE DR  
ISSAQUAH, WA 98027  
BUILDING/COM - NEW

Permit No: BLD10-00314  
Parcel No: 3557500270  
Description: COSTCO GARAGE  
Valuation: \$39,208,685.45

| Fee Description        |                         | Account        | Fee Amount  |
|------------------------|-------------------------|----------------|-------------|
| <b><u>PLUMBING</u></b> |                         |                |             |
|                        | PLUMBING PERMIT FEE     | 001.322.010.00 | \$535.00    |
|                        | PLUMBING PLAN CHECK FEE | 001.322.010.00 | \$347.75    |
| <b><u>BUILDING</u></b> |                         |                |             |
|                        | BLD PERMIT FEE          | 001.322.010.00 | \$174488.75 |
| 106                    | DIGITAL FEE             | 001.341.050.00 | \$234.10    |
|                        | PLAN CHECK FEE          | 001.322.010.00 | \$59874.15  |
|                        | E-PLAN SURCHARGE        | 001.322.010.03 | \$3757.30   |
| 1                      | EST PLAN CHECK FEE      | 001.322.010.00 | \$0.00      |
|                        | STATE SURCHARGE         | 655.237.225    | \$4.50      |

Total Fees Due:  
Date Printed: 04/28/2011

**\$239,241.55**

CUSTOMER



*The City of Issaquah*  
1775 12th Ave. NW / P.O. Box 1307  
Issaquah, WA 98027-1307  
Phone: (425) 837-3100  
Fax: (425) 837-3109

APPLICANT: MULVANNY G2  
1050 LAKE DR  
ISSAQUAH, WA 98027  
PUBLIC WORKS/COMMERCIAL

Permit No: PUB10-00180

Parcel No: 3557500270

Description: COSTCO GARAGE

Valuation:

| Fee Description                          | Account        | Fee Amount |
|--|----------------|------------|
| <b><u>STREET USE DEPOSIT</u></b>         |                |            |
| COMMERCIAL UP TO 9,999 SF                | 655.220.101    | \$2700.00  |
| <b><u>STREET USE</u></b>                 |                |            |
| 0 TO 100FT                               | 101.322.040.00 | \$100.00   |
| <b><u>STORM DRAINAGE REVIEW</u></b>      |                |            |
| COMM, MF                                 | 420.343.083.02 | \$1300.00  |
| <b><u>STORM DRAINAGE INSPECTION</u></b>  |                |            |
| COMM, MF                                 | 420.343.083.02 | \$1100.00  |
| <b><u>SIDE SEWER FEE</u></b>             |                |            |
| COMM, MF                                 | 408.345.083.01 | \$125.00   |
| <b><u>EROSION CONTROL REVIEW</u></b>     |                |            |
| COMM, MF                                 | 420.343.083.02 | \$6000.00  |
| <b><u>EROSION CONTROL INSPECTION</u></b> |                |            |
| PLATS, COMM, MF                          | 420.343.083.02 | \$5500.00  |
| <b><u>EROSION CONTROL DEPOSIT</u></b>    |                |            |
| COMM, PLATS OR HIGH EROSION PO           | 655.220.106    | \$5000.00  |
| <b><u>CLEARING AND GRADING</u></b>       |                |            |
| 5 ACRE OR LARGER                         | 101.345.083.01 | \$11430.00 |
| E-PLAN SURCHARGE                         | 001.322.010.03 | \$590.37   |
| 1 FIRE LINE INSPECTION                   | 401.342.040.00 | \$430.00   |
| 1 FIRE LINE REVIEW                       | 408.345.083.01 | \$110.00   |
| WATER MAIN EXTENSION INSPECTIO           | 401.342.040.00 | \$2495.80  |
| WATER MAIN EXTENSION REVIEW              | 408.345.083.01 | \$28251.90 |

Total Fees Due:

\$65,133.07

Date Printed: 04/28/2011

CUSTOMER